

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

June 16, 2003

CALL TO PODIUM:

Trudy Schwarz

RESPONSIBLE STAFF:

Trudy Schwarz, Community
Planning Director

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
X	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item
is a public hearing)

Introduced	
Advertised	10/02/2002
	10/09/2002
Hearing Date	10/21/2002
Record Held Open	10/29/2002
Policy Discussion	06/16/2003

TITLE:

Policy Discussion on CSP-02-006, Concept Plan for 212 S.
Frederick Avenue

SUPPORTING BACKGROUND:

The applicant and property owner, Carole (Debbie) Aubinoe, submitted a Concept Plan application for 212 S. Frederick Avenue after the SHA office had moved into the property and was properly cited for non compliance. The subject property is zoned CD (Corridor Development) and is located in the northwest quadrant of the intersection of South Summit and South Frederick Avenue (Md. Rte. 355). (Across the street from the churches, the former Fulks Property.) The property is surrounded by CD zoning. The applicant proposes a change of use of the property from residential use to office use, *retroactively*. Accordingly, exterior site modifications are proposed to allow parking for the use, ADA accessibility ramp and a fire escape. The applicant must also complete interior modifications.

Applicants seeking to develop, redevelop or improve property zoned CD without an approved schematic development plan shall file for approval of either a concept plan or a SDP pursuant to the procedures of Section 24-160G.6. Staff had requested changes to bring the site plan into accordance with City Codes after the public hearing; however, the applicant did not submit revised plans until last month. The plans are ready for your approval subject to the conditions listed in the draft resolution.

Attached is the Exhibit list and exhibits, which include a memo to Mrs. Abinoe from Senior Plans Examiner Lee, the transcript of public hearing and site plan sheets.

DESIRED OUTCOME:

REOPEN THE RECORD TO ACCEPT: Memo from Mr. Lee, the site plan and draft resolution.
EITHER ADOPT resolution or **DIRECT** staff to revise the resolution in accordance with the Mayor & Council's guidance.

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF GAITHERSBURG
GRANTING CONDITIONAL APPROVAL OF CONCEPTUAL PLAN
CSP-02-006 FOR OFFICE USE LOCATED IN THE CD ZONE AT 212 SOUTH
FREDERICK AVENUE, GAITHERSBURG, MARYLAND.

CSP-02-006

OPINION

This proceeding constitutes an action pursuant to §24-160G.6 of the Zoning Ordinance (Chapter 24 of the Gaithersburg Code) which permits the Mayor and City Council to review and approve a concept development plan in the CD (Corridor Development) Zone; and further, §24-160G.7 in which the Mayor and City Council can approve a concept development plan only after certain findings have been made.

The subject property is located at 212 South Frederick Avenue, Gaithersburg, Maryland, in the CD (Corridor Development) Zone.

Operative Facts

The site contains a 2,155-square foot two-story structure, which is located to the front and center of the site. The site has two access points, one on South Frederick Avenue (Route 355) and one on South Summit Avenue. The original use of the property was residential. The property was subdivided by deed only; therefore, there is no recorded subdivision plat.

Staff became aware of the residence being used as office use at the subject property by the State Highway Administration for a field office. Neither the property owner nor the occupant had obtained a use and occupancy to operate an office use at 212 South Frederick Avenue. The property owner was informed that the change of use occurring on-site required concept plan process, per §24-160G, final site plan, site work permits, interior fit up and a use and occupancy permits per City Code. In July of 2002, the property owner of the subject property was given notice to comply with the requirements of change of use for a property within the CD Zone.

Staff has met with the applicant on numerous occasions in which the process was reviewed for the applicant and told that no work on the structure or the property could occur without the proper approvals from the Mayor and Council, the Planning Commission, and permits from the Planning and Code Administration as per the Zoning Ordinance and the City Code. The applicant was also informed that once the Mayor and Council and Planning Commission approve the proposed plan, several corrections will need to be made in order for occupancy to be finally granted.

A public hearing was held on site plan CSP-02-006 on Monday, October 21, 2002, before the Mayor and City Council in the Council Chambers at City Hall. The hearing had been advertised in the *Gaithersburg Gazette* on October 2 and 9, 2002, the required parties given notice, and the property posted per §24-196 of the City Code.

Community Planning Director Schwarz, City staff, testified that the application requests approval of a Concept Site Plan (CSP), located at 512 South Frederick Avenue, for a change of

use to general office. Ms. Schwarz noted that the property is zoned CD and a request for a change of use requires the review and approval of the Mayor and City Council. She then introduced Mr. Mike Mirtaghavi, Land Plan Associates, as the representative for Ms. Carole Aubinoe, the applicant and property owner.

Mr. Mirtaghavi introduced the proposed concept plan for a change of use within the existing building at 212 South Frederick Avenue on approximately 25,283 square feet of land. The subject property is located east of East Deer Park Drive on the east side of South Frederick Avenue in the Corridor Development (CD) Zone. Mr. Mirtaghavi further explained the proposed concept plan layout which consisted of the existing building facing South Frederick Avenue, one access point from Md. Route 355 leading to a parking area located behind the house and an existing joint access with the neighboring Church of the Ascension House, off South Summit Avenue, the proposed paved parking area and the fire escape for the second floor of the structure. The Mayor and City Council reviewed the conceptual plan submitted by the applicant. There were no comments from the public. The Mayor and Council closed the record as of October 29, 2002.

Following the public hearing, staff reviewed the concept site plan and met several times with the applicant and her engineer to detail the requirements that need to be completed for conceptual site plan in order for approval by the Mayor and City Council. In order to expedite approvals of the subject property, staff also carefully detailed the steps for final site plan. In addition, the Planning and Code Administration Permits and Inspection Staff performed an inspection of the property for the proposed office and prepared a memorandum of requirements for interior fit up dated March 31, 2003.

The applicant's engineer revised the plans and submitted revised plans in compliance with the requirements of Division 22 of the Zoning Ordinance on June 10, 2003. The Mayor and City Council reopened the record to accept the plans at their June 16, 2003 meeting.

The Mayor and Council held policy discussion regarding the item on June 16, 2003. Community Planning Director Schwarz reviewed the changes to the plan made since the public hearing and listed staff's recommendations [nine (9) conditions] for approval of Concept Plan CSP-02-006. She noted that the approval conditions address the City Council's concerns raised at the public hearing, as well as City staff's concerns regarding site and building requirements. The City Council concurred with the conditions recommended by staff and adopted the resolution approving Concept Plan CSP-02-006 with the recommended nine (9) conditions on June 16, 2002.

Relevant Statutory Provisions

The following statutory provisions from the City Zoning Ordinance (Chapter 24 of the City Code) are among the provisions, which define the nature of the City Council's review powers for applications in the CD Zone and the extent of the City Council's oversight.

Sec. 24-160G.6. Procedure for application and approval.

Procedure governing an application for the CD Zone and approvals necessary to seek building permits shall be subject to the following process:

*

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- (c) *Applications for concept plan approval or schematic development plan approval only.* Applicants seeking to develop, redevelop or improve property zoned CD without an approved schematic development plan shall file for approval of either a concept plan or a schematic development plan pursuant to the procedures hereinafter provided.

(1) *Concept plan approval only.*

- (a) An applicant shall file together with the prescribed application fee a concept plan, scaled at one-inch equals fifty (50) feet, and shall contain the information and items described in the concept plan checklist established by the City Manager or his/her designee.
- (b) The concept plan shall be subject to the same public hearing notification procedures as required for local map amendments.
- (c) The City Council shall conduct a public hearing and either approve the concept plan, with or without conditions or require the applicant to file a schematic development plan pursuant to Section 24-160G.5(b) of this chapter.
- (d) Should the City Council approve the concept plan the applicant shall thereafter submit an application for final site plan approval directly to the City Planning Commission.
- (e) The City Council decision shall be in the form of a written opinion and resolution.

Sec. 24-160G.7. Findings required.

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- (b) The City Council may approve a schematic development plan or concept plan only upon the finding that:
- (1) The plan is substantially in accord with architectural, signage, lighting, streetscape, parking and other regulations, requirements and guidelines adopted by the City Council for the applicable corridor area.
 - (2) The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone; and
 - (3) The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration; and
 - (4) The plan will be internally and externally compatible and harmonious with existing and planned land uses in the CD zoned area and adjacent areas; and
 - (5) The existing or planned public facilities are adequate to service the proposed development contained in the plan; and

- (6) The development staging or phasing program if any, is adequate in relation to the provision of public facilities and private amenities to service the proposed development; and
- (7) The plan, if approved, would be in the public interest.
- (8) The existing buildings with historic significance are considered for preservation and retention pursuant to the City's Historic Preservation Ordinance.

Evaluation of Arguments, Evidence, and Findings

The City Council reviewed the evidence of record in this case, which included the application, concept plan, staff report, related excerpts from the Frederick Avenue Corridor Plan, and public hearing testimony.

The City Council reviewed Concept Plan CSP-02-006 per §24-160G.7 to determine whether or not to approve the proposed commercial use. The City Council finds that:

1. The plan meets and accomplishes the purposes, objectives and minimum standards and requirements of the zone. The CD Zone encourages renovation of declining or underutilized properties along the corridor. The property contains an underutilized single family dwelling unit and the proposed plan is for the renovation of the structure to allow for office use;
2. The plan will be internally and externally compatible and harmonious with the existing land uses in the CD zoned area and adjacent areas in terms of nature and density of use. The master plan recommends residential-office uses, and the property currently abuts the Ascension House and a single family residential use;
3. The property will provide an access point to Md. Route 355 and to South Summit Avenue and parking to the rear of the site. The existing and planned public facilities, including the streetscape improvement, are adequate to service the proposed development contained in the plan; and
4. The revised plan is in compliance with requirements for the corridor area.
5. The revised plan would be in the public interest.

Conclusion

Upon consideration of all the evidence pertaining to Concept Plan CSP-02-006, the City Council concludes that the applicant meets the requirements of the CD Zone and the Frederick Avenue Corridor Plan and the application is therefore approved, subject to the conditions stated hereafter.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Gaithersburg, on the 16th day of June, 2003, that the Concept Plan CSP-02-006 is hereby approved pursuant to §24-160G subject to the following conditions:

1. The applicant is to comply with Senior Plans Examiner Lee's memo of March 31, 2003, prior to occupancy;
2. The applicant is to submit a lighting and photometrics plan at the time of Final Site Plan approval;
3. The applicant must obtain a commercial access permit from Md. State Highway Administration prior to the issuance of any permits;
4. The applicant must provide the City with an ingress/egress easement from the Episcopal Church of the Ascension recorded in the Land Records of Montgomery County prior to the issuance of any permits;
5. The applicant is to finalize the landscape/tree protection plan with staff prior to Final Site Plan approval and include street trees;
6. The applicant is to submit a written request for a waiver of the width of the driveway off of South Frederick to the Planning Commission at the time of Final Site Plan application;
7. The applicant must submit a Final Site Plan within 45 days of the approval of the Concept Site Plan;
8. No dumpster is to be allowed on this property; and
9. A final subdivision (record) plat is to be recorded within 90 days of the approval of the Final Site Plan.

ADOPTED, by the City Council of the City of Gaithersburg, on the 16th day of June, 2003. Council Members Alster, Edens, Marraffa, Schlichting, and Somerset being present and voting in favor of the action.

Sidney A. Katz, Mayor
President, City Council

THIS IS TO CERTIFY that the foregoing resolution was adopted by the City of Gaithersburg City Council in a public meeting assembled on the 16th day of June, 2003.

David B. Humpton
City Manager

MEMO

Date: March 31, 2003
To: Carol "Debbie" Aubinoe (sp?), building owner
From: Cliff Lee, Senior Plans Examiner
Subject: Conversion of Existing House at 212 S. Frederick Ave. into Commercial Use

Listed below are items noted and/or discussed at a walk through of the property today with Ms. Aubinoe and me. This list addresses requirements for the building itself, and not the site (i.e., parking lot, driveway, etc.)

- Wheelchair accessibility will be required from the parking lot into the building. Entry through the front door of the addition might be possible.
- Wheelchair accessibility will be required throughout the 1st level of the building, including the bathroom. This means that any doorway openings must have doors that are at least 3'0" wide, and that framed openings between rooms (no door) must have at least 32" clear width. All fixtures in the bathroom will have to meet the accessibility code (toilet, sink, faucet handles, door handles, paper holder height, light switch height, etc.)
- Since there is an open (unprotected) stairway, the house must be protected by an approved smoke detection system. This system will be hardwired and interconnected, and will be placed in all rooms except bathroom and closets under 55 square feet.
- A code conforming handrail must be provided on at least one side of all stairways, interior and exterior.
- The guardrail on the back porch exit landing and stairs must be raised to at least 42" in height.
- All range tops must be removed, or protected by an approved system.
- A sprinkler head must be installed over the furnace in the basement.
- If the basement is to be used for storage, then it must be protected either by an approved sprinkler system or a one hour rated floor ceiling assembly.
- The door leading to the basement stairs must be at least a solid wood door in a metal frame, or a 20-minute fire rated door, and be self closing and latching.
- The City Fire Marshal will have to review the plan for the placement of the new exterior exit from the 2nd floor. The issue at hand is the close proximity of the new exit to the existing interior stair.

Please feel free to call me at 301-258-6330 with any questions or comments regarding your property.

TRANSCRIPT OF
PUBLIC HEARING

ON

CSP-02-006

Application Requests Approval of a Concept Site Plan (CSP)
Proposing Change of Use From a Residence to an Office of a 25,283
Square Foot Lot Located at 212 South Frederick Avenue, in
Gaithersburg, Maryland. The Plan Proposes to Convert a Residence
to 2155-Square Foot of Office and Construction of a Parking Lot. The
Subject Property is Located on the West Side of Frederick Avenue,
North of its Intersection With South Summit Avenue, in the Corridor
Development (CD) Zone

BEFORE THE
CITY OF GAITHERSBURG
MAYOR AND CITY COUNCIL

ON

OCTOBER 21, 2002

Transcribed by
Doris R. Stokes

PARTICIPANTS

CITY COUNCIL

Mayor Katz
Council Vice President Edens
Council Member Alster
Council Member Marraffa
Council Member Schlichting
Council Member Somerset

CITY MANAGER

David B. Humpton

CITY ATTORNEY

Stanley D. Abrams

STAFF

Community Planning Director Schwarz

OTHER SPEAKERS

Mike Mirtaghavi, Landplan Associates, Rockville, Maryland

Katz The next public hearing that we have is CSP-02-006, which is a concept plan for 212 South Frederick Avenue. Go ahead please Trudy.

Schwarz Good evening. This is a public hearing on CSP-02-006 which is the existing brick structure at 212 South Frederick Avenue. I believe it use to be the home of former Councilman Fulks. This is a proposed change of use from residential to office. The hearing was duly advertised on October 2 and 9, 2002 in the *Gaithersburg Gazette* and at the present time there are eleven exhibits in the record file. They can be referenced in an exhibit list in the file. The individual exhibits may be reviewed during the course of the meeting or in the Planning and Code Administration Offices during regular business hours. Any objections to the receipt of any of the exhibits should be noted prior to the closing of the record; otherwise they shall be deemed received in evidence. As I stated, this is the brick structure that's on the corner of South Summit Avenue and Frederick Avenue and Mr. Mike Mirtaghavi is here to make the presentation for the applicant.

Katz Thank you. Any questions of Trudy? Please.

Mirtaghavi Good evening. My name is Mike Mirtaghavi. I am an engineer that worked on the site plan. This is an existing site rendition showing where the building is located. It is a little over a ½ acre property, two-story brick building that's...

Katz The microphone does not make it louder, so if you could speak up a little bit.

Mirtaghavi Ok. There is an existing two-story brick building on this property that we are proposing to use for office space with a two car garage. The space needs a change of use from residential to office space. It has several trees and we tried to save some of them. Actually, we saved all of them

but one. And currently there is access from South Frederick Avenue. There is another access from Summit Avenue, but is over the neighbors property. So there is only one access that belongs to this property. On the next sheet, basically, the improvements that we are proposing is to pave the driveway and have paved parking with the required number of spaces for this two-story office building. And then we are going to put a fire exit from the second floor at this point and provide handicap parking for the building. And that's about all the improvements that we are doing here. We are not doing anything on the street. Everything is pretty much on the property. There is the one tree over here and everything else is being saved.

Katz Thank you very much. So basically, the building itself would look the same as it does today? Is that correct?

Mirtaghavi There is not going to be any changes made to the exterior or interior of the building. This is basically a site improvement. The only thing that we are adding to the building is a fire exit from the second floor.

Katz Right, the fire escape.

Alster And the fire escape, I couldn't see where you pointed, is on the backside of the building?

Katz While you are getting the microphone, maybe the camera can zoom in?

Mirtaghavi The fire escape, yes is in the back of the building. It's in gold color here.

Katz Any other questions of the presenter?

Somerset Do we know what the proposed use is in the offices?

Mirtaghavi Right now, the State of Maryland, the State Highway Administration offices are there on the second floor, and a contractor that works for the State is on the first floor.

Katz Ok. Thank you. Any other questions? Do we have anyone in the public that would like to speak on this topic? I don't see anyone. It has been suggested that we close the record as of October 29, 2002, and that we hold a policy discussion on November 4, 2002. What is the pleasure of the Council?

Marraffa Mr. Mayor I move that we close the record as of October 29, 2002 on CSP-02-006.

Alster Second.

Katz Its been moved and seconded. All those in favor please say aye?

Council Ayes (5-0).

Katz Opposed? Carries unanimously.

END OF PUBLIC HEARING
CSP-02-006

SCALE: 1"=1000 FT.

CD, Corridor Development
It is proposed that the existing building to continue to be used as Office. Accordingly, site modifications are proposed to upgrade to city standards.

- # NATURAL RESOURCES INVENTORY

Topography: No steep slopes of 25% or greater existing
Soils: Drive thru is 75 soil, dammed 8th, loam 34-55 slopes
Photograph soil group in
For information coming soils Map page 15
Grasses & Wildflowers
No existing streams or wetlands on site.
Existing Significant Trees:
As shown.

2. OTHER ZONE C - (STANDARD TROOPING PER F214)
Map No. 240000-00000, date 2/1/62.



COVER SHEET
CSP-02-006

OWNERS/DEVELOPERS:
CAROLE AUBINOR
P.O. BOX 721
GLEN ECHO, MD. 20612
TEL: (301) 228-3833

OWNERS/DEVELOPERS:
CAROLE AUBINON
P.O. BOX 721
GLEN ECHO, MD. 20812
TEL: (301) 229-3833

CITY OF GAITHERSBURG, 9TH DISTRICT
MONTGOMERY COUNTY, MARYLAND

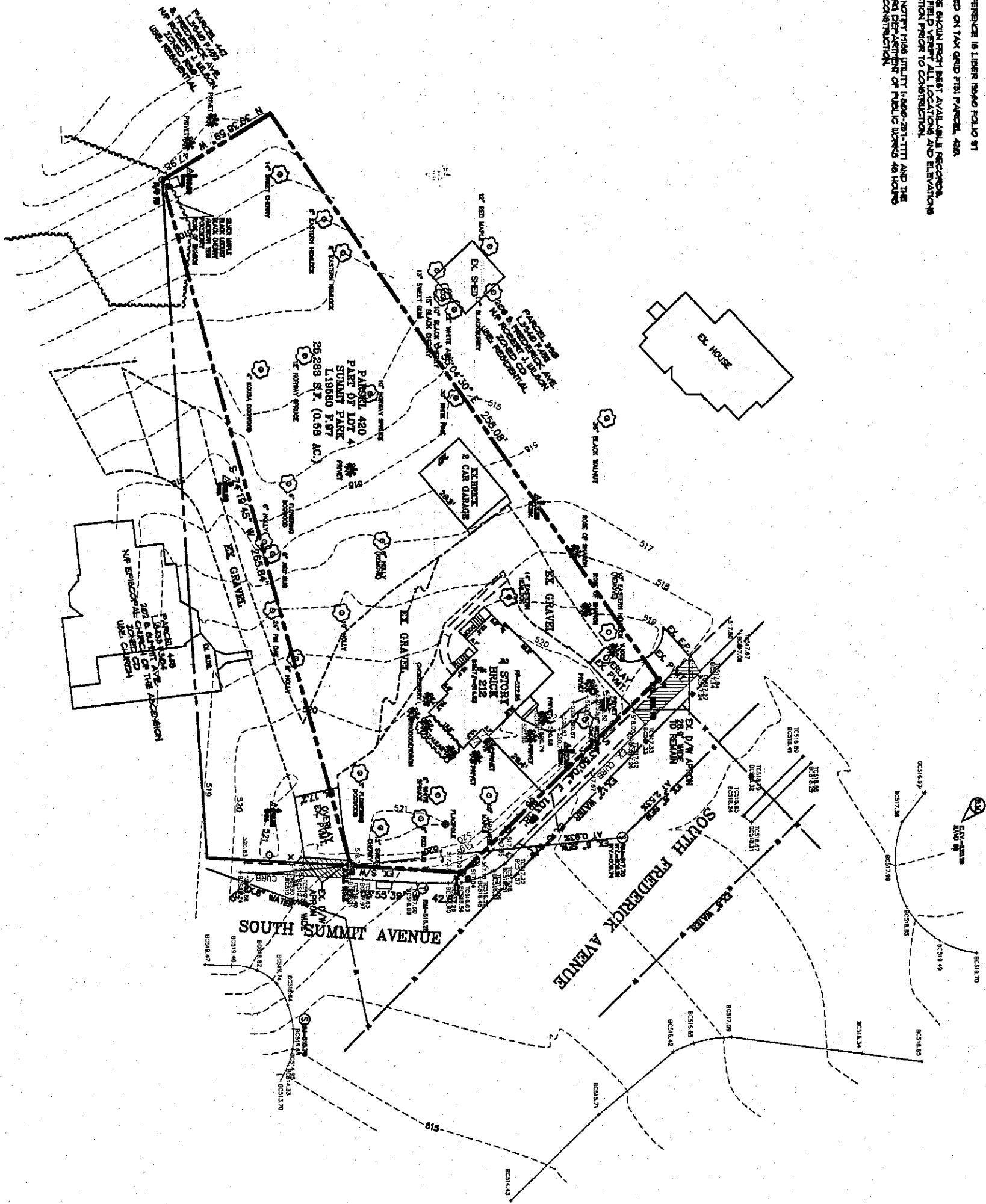
E-MAIL: LANDPLANASSOC@CS.COM

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- NOTES
1. PROPERTY IS ZONED CD, CONCORD DEVELOPMENT ZONE.
 2. PROPERTY DEED REFERENCE IS LIBER 1840 FOLIO 81
 3. PROPERTY IS LOCATED ON TAX GRID F81 PARCEL 420.
 4. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS TO HIS OWN SATISFACTION PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL NOTIFY PUBLIC UTILITY 1-800-291-1111 AND THE CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO START OF CONSTRUCTION.

- LEGEND
- LIGHT POLE
 - POWER POLE
 - SEWER MANHOLE
 - CLEAN OUT
 - WATER VALVE
 - FIRE HYDRANT
 - TELEPHONE CALL BOX
 - GAS HAND BOX
 - GAS METER
 - GUY WIRE
 - BOARD FENCE
 - TRAVERSE POINT
 - PROPERTY LINE
 - WATER MANHOLE

TOPOGRAPHIC SURVEY
PARCEL 420
303 FREDERICK AVENUE
DATE: 01-28-08
HOB DAYTON NAVES-VET. DAYTON NAVES



Project No. 02-167	Sheet No. 2	LANDPLAN ASSOCIATES P.O. BOX 10375 ROCKVILLE, MD. 20849 TEL: (301) 279-9990 FAX: (301) 279-9991 E-MAIL: LANDPLANASSOC@CS.COM	SUMMIT PARK PARCEL 420 CITY OF GAITHERSBURG, 9TH DISTRICT MONTGOMERY COUNTY, MARYLAND	EXISTING SITE CONDITIONS CSP-02-006 OWNERS/DEVELOPERS: CAROLE AUBINOE P.O. BOX 721 GLEN ECHO, MD. 20812 TEL: (301) 229-3833	Revisions No. Date _____ _____ _____ _____ _____	Description _____ _____ _____ _____ _____
					M.M. CADD M.M. Designed Drawn Approved	04-07-03 Date

1. CROWN DRAINAGE AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS THERE IS NO ACCUMULATION OF SURFACE WATER.

2. ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED NO CONSTRUCTION OR MODIFICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERTINENT AUTHORITIES.

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND THE REQUIREMENTS AND STANDARDS OF THE CITY OF GAITHERSBURG.

5. ALL DITCHES AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR RELOCATION PLANS ON GRADES CHANGES NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DISCREPANCY OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BE GIVEN.

6. PAVING IN DRIVE ALLE AND PARKING LOT TO BE BUILT TO CITY STANDARDS AND SPECIFICATIONS.

7. SITE SHALL MEET ALL HANDICAPPED ACCESS REQUIREMENT.

8. ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THEIR MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

9. ALL LIGHTING SHALL BE PLACED IN SUCH A MANNER WHICH ELIMINATES GLARE INTO THE STREET AND/OR ADJACENT PROPERTIES.

10. EXTERIOR ENCLOSURE SHALL BE BUILT ACCORDING TO CITY OF GAITHERSBURG REQUIREMENTS. THE EXTERIOR SHALL BE COVERED FROM ADJACENT PROPERTIES, AS REQUIRED BY THE PLANNING COMMISSION AND THE CITY STAFF, UNLESS CURED SLOE PICK UP.

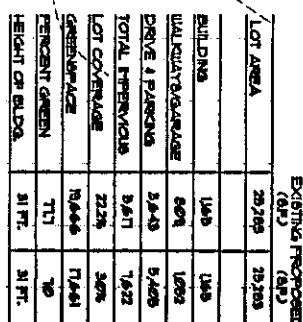
11. NEON SIGNAGE, LIGHT STRINGS OR PERMANENT FACING AN EXTERIOR AREA SHALL BE PROHIBITED.

12. THE SIGNAGE ON SIGNAGE OF SIGNAGE SHALL BE PROHIBITED. THE SIGNAGE SHALL BE PROHIBITED.

13. ALL VEHICLES SHALL BE PARKED IN THE PROPOSED REAR PARKING LOT. NO VEHICLES ASSOCIATED WITH THE BUSINESS INCLUDING, BUT NOT LIMITED TO COMMERCIAL VEHICLES, CUSTOMER VEHICLES, OWNER AND EMPLOYEE VEHICLES SHALL BE PROHIBITED IN FRONT OR SIDE YARD.

14. ANY WORKS IN THE REAR OF LOT WILL BE SUBJECT TO CITY PERMITS AND APPROVALS. THE PROPERTY OWNER SHALL APPLY

1. PROPERTY ZONED CO. CONDOR DEVELOPMENT ZONE.
2. PROPERTY DEED REFERENCE IS LIBER 15640 FOLIO 81
3. PROPERTY IS LOCATED ON TAX GRID T8TH PARCEL 40A.
4. IT IS REQUESTED THAT AN ENCLOSED DEED AT THE RESIDE OF EXISTING LOT BE RECORDED AND A STORAGE DEED AS SHOWN BE PLACED ON THE PROPERTY.
5. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORDS.
6. CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS TO HIS OWN SATISFACTION PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-251-TUTT AND THE CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO START OF CONSTRUCTION.
8. ALL CONSTRUCTION TO CONFORM TO CITY OF GAITHERSBURG STANDARDS AND SPECIFICATIONS.
9. TOTAL ON-SITE DISTURBED AREA IS 4,500 SQ. YARDS.
10. PARCELS RECALIBRATIONS.



MD.STATE GRID
N.A.D. 88
SCALE: 1"=

Revisions		Description
No.	Date	
1	7/26/02	ADD LIGHTS, H.C. RAMP FENCE, DRIVE AND BRID
2	9/30/02	REVISED PER CITY COMMENTS

M.M.	CADD	M.M.	09-30-02
Designed	Drawn	Approved	Date

OWNERS/DEVELOPERS:
MASSOUD HEIDARY
303 S. FREDERICK AVE.
GAITHERSBURG, MD. 20877
TEL: (240) 372-4040

[illegible]

N.A.D. 83
SCALE 1"=20'

INDEX

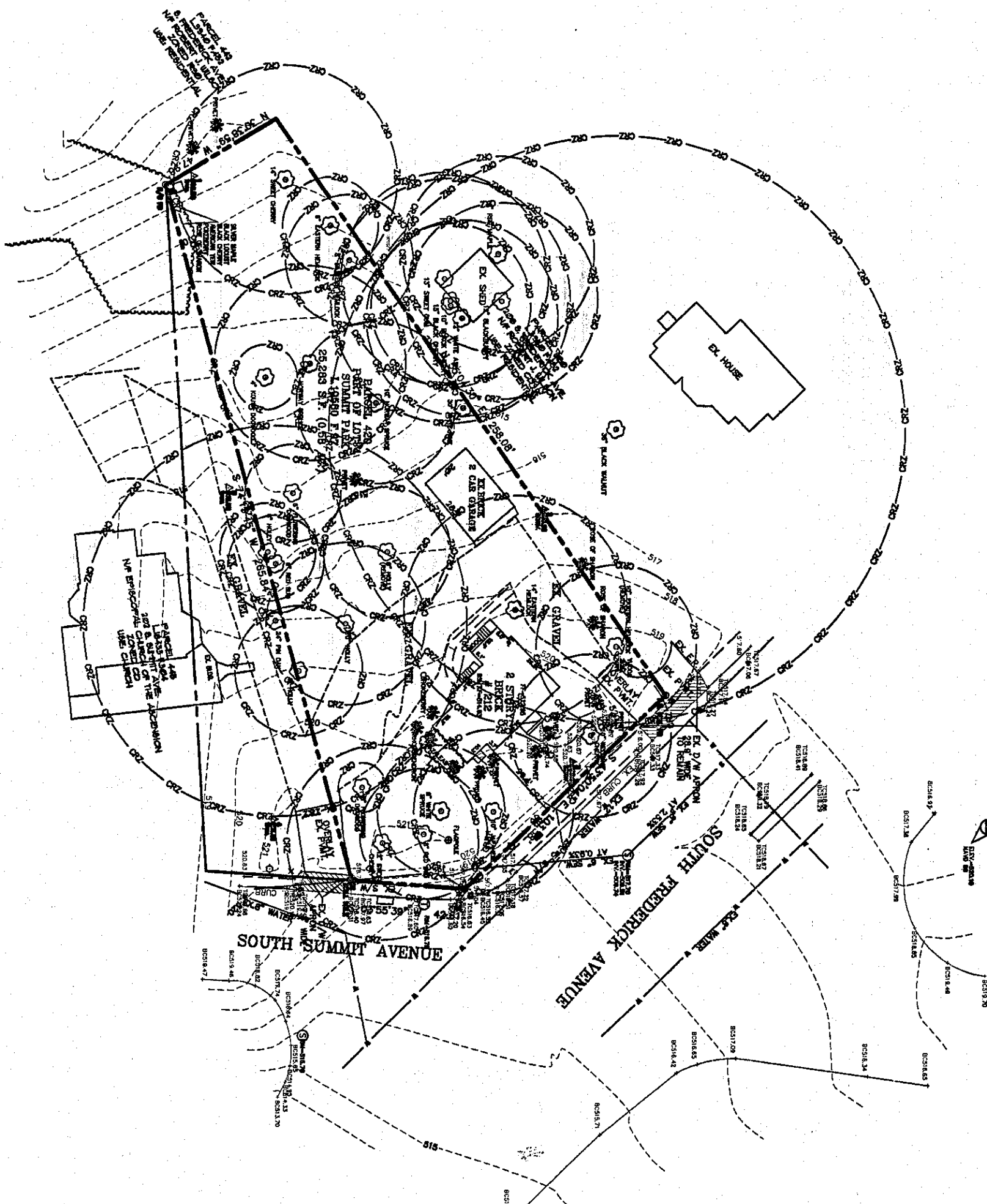
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|---|--------------------|
| Ⓛ | LIGHT POLE |
| Ⓞ | POWER POLE |
| Ⓢ | SEWER MANHOLE |
| Ⓢ | CLEAN OUT |
| Ⓢ | WATER VALVE |
| Ⓢ | FIRE HYDRANT |
| Ⓢ | TELEPHONE CALL BOX |
| Ⓢ | GAS HAND BOX |
| Ⓢ | GAS METER |
| Ⓢ | GUY WIRE |

—BOARD FENCE
TRAVERSE POINT

PROPERTY LINE

WATER MANHOLE

TOPOGRAPHIC SURVEY
PARCEL A17
303 FREDERICK AVENUE
DATE 01-25-02
HOR DATUM NAD83-VERT. DATUM NAVD83



SOUTH SUMMIT AVENUE

LANDPLAN ASSOCIATES

P.O. BOX 10375
ROCKVILLE, MD. 20849

TEL: (301) 278-9990

FAX: (301) 279-9991

E-MAIL: LANDPLANASSOC@CS.COM

SUMMIT PARK
PARCEL 420

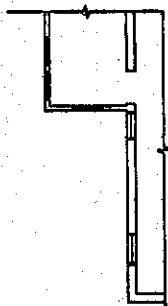
CITY OF GAITHERSBURG, 9TH. DISTRICT
MONTGOMERY COUNTY, MARYLAND

CRITICAL ROOT ZONE
CSP-02-006

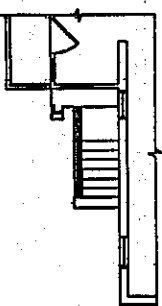
OWNERS/DEVELOPERS:
CAROLE AUBINOE
P.O. BOX 721
GLEN ECHO, MD. 20812
TEL: (301) 229-3833

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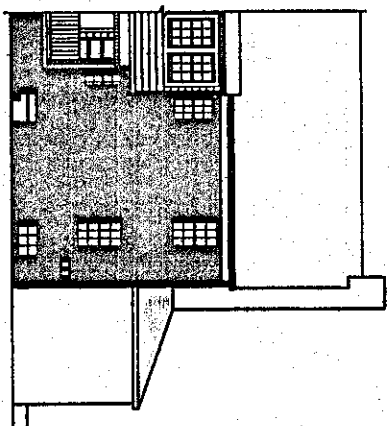
EXISTING



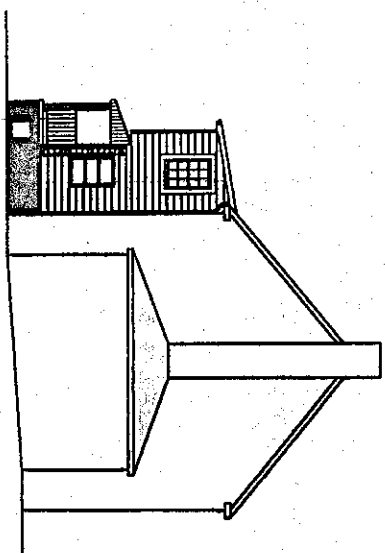
2ND



GROUND/1ST

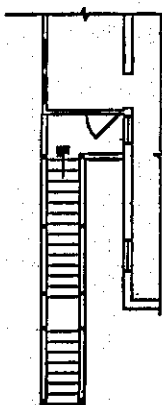


REAR ELEV.

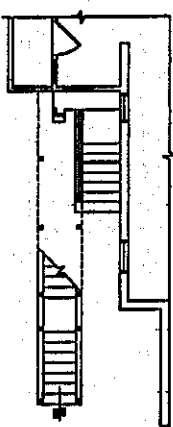


SIDE ELEV.

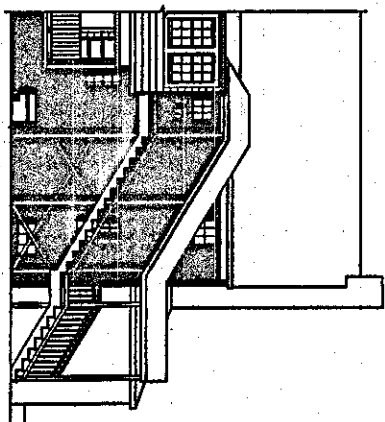
PROPOSED



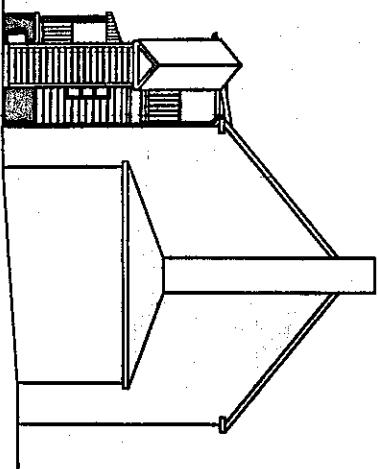
2ND



GROUND/1ST



REAR ELEV.



SIDE ELEV.

SCALE: 1/8"=1'

Revisions		Description
No.	Date	
M.M.	CADD	M.M.
Designed	Drawn	Approved
04-07-03		Date

PROPOSED FIRE EXIT
CSP-02-006

OWNERS/DEVELOPERS:
CAROLE AUBINOE
P.O. BOX 721
GLEN ECHO, MD. 20812
TEL: (301) 229-3833

SUMMIT PARK
PARCEL 420

CITY OF GAITHERSBURG, 9TH DISTRICT
MONTGOMERY COUNTY, MARYLAND

LANDPLAN ASSOCIATES

P.O. BOX 10375
ROCKVILLE, MD. 20849

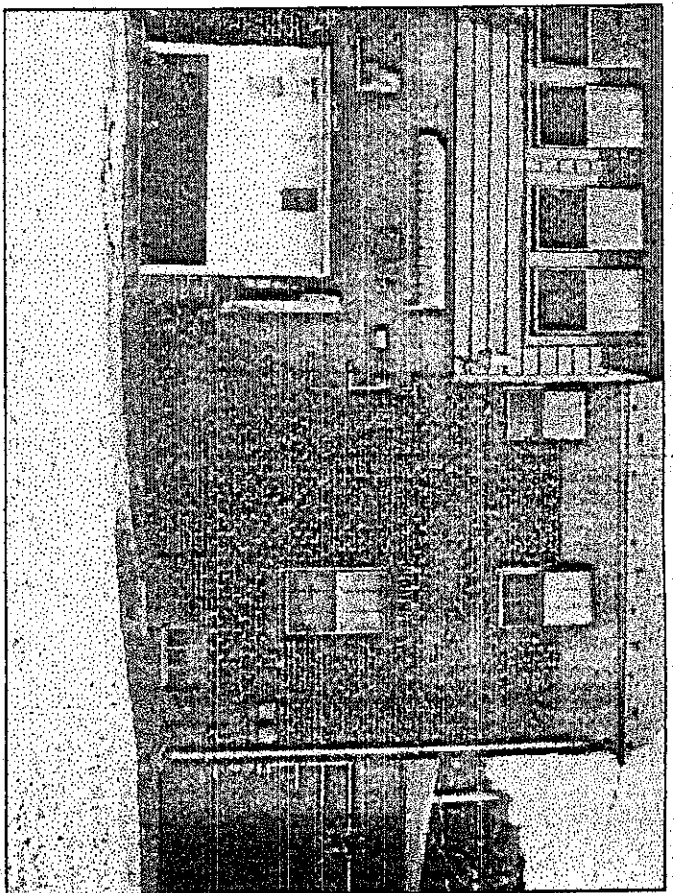
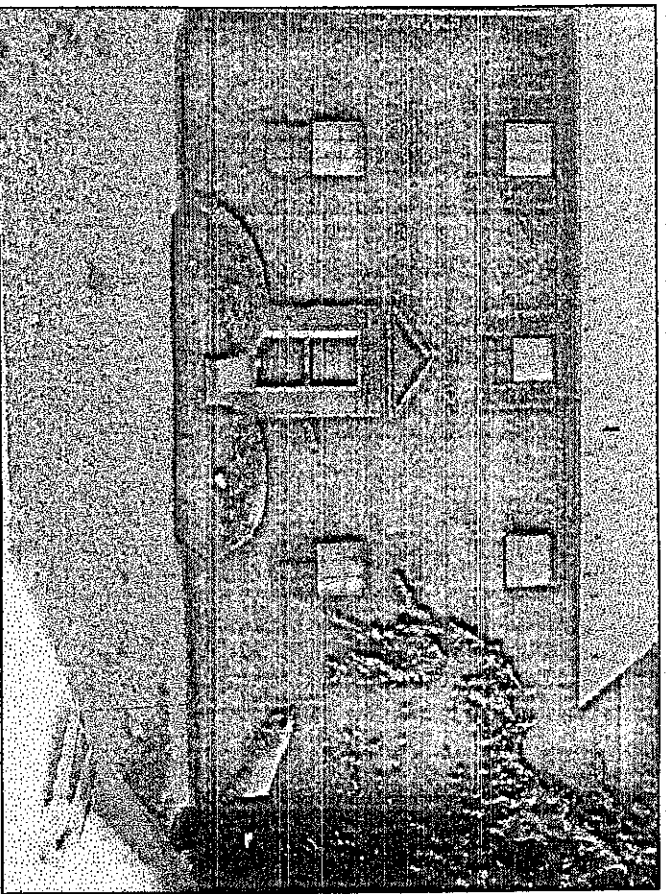
TEL: (301) 279-9990
FAX: (301) 279-9991

E-MAIL: LANDPLANASSOC@CS.COM

Sheet No.

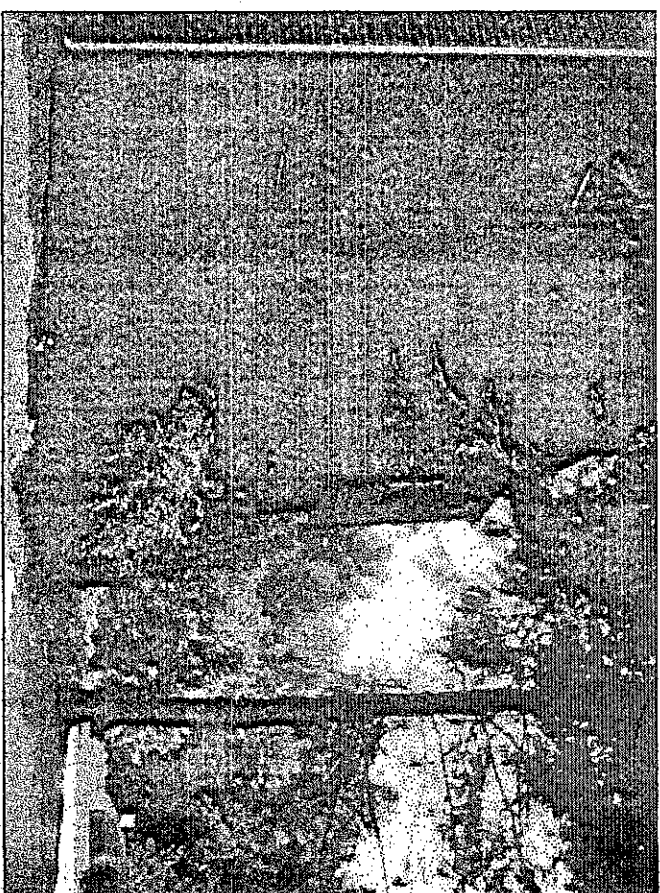
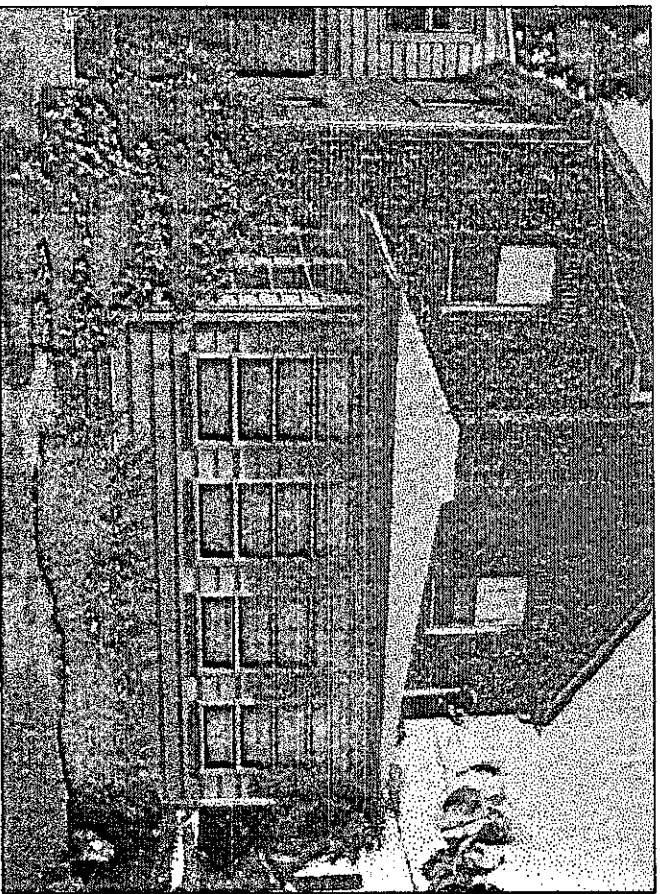
10

Project No. 02-167



NOTES:

1. NO INTERIOR OR EXTERIOR MODIFICATIONS EXCEPT A FIRE ESCAPE FROM 2ND. FLOOR , UPGRADE FOR HANDICAP REQUIREMENTS
2. BUILDING HEIGHT TO 2ND. FLOOR= 22.3 FT.
3. BUILDING HEIGHT TO ROOF PEAK = 31 FT.

[illegible]

EXISTING BUILDING ELEVATIONS
CSP-02-006

OWNERS/DEVELOPERS:
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SUMMIT PARK
PARCEL 420

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Sheet No.

1

Project No. 02-167